

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Hillside Road, 600' E of
the c/l of Kellar Avenue
(1527 Hillside Road)
3rd Election District
2nd Councilmanic District

Stephen D. Losch
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-194-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1527 Hillside Road, located in the Stevenson area of Baltimore County. The Petition was filed by the owner of the property, Stephen D. Losch, who seeks relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage in the side yard with a height of 19 feet in lieu of the required rear yard and maximum 15-foot height, respectively. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The subject property having been posted and there being no requests for public hearing or any adverse comments from any Baltimore County reviewing agency, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

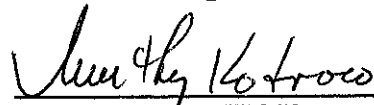
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of December, 1994 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage in the side yard with a height of 19 feet in lieu of the required rear yard and maximum 15-foot height, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioner shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 30, 1994

Mr. Stephen D. Losch
1527 Hillside Road
Stevenson, Maryland 21153

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Hillside Road, 600' E of the c/l of Kellar Avenue
(1527 Hillside Road)
3rd Election District - 2nd Councilmanic District
Stephen D. Losch - Petitioner
Case No. 95-194-A

Dear Mr. Losch:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓
File



RECEIVED



Petition for Administrative Variance

95-194-A

to the Zoning Commissioner of Baltimore County

for the property located at 1527 Hillside Road.

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 and 400.3 to permit a garage in the side yard ~~with~~ with a height of 19' in lieu of the required rear yard and maximum 15', respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- Practical difficulty: Zoning regulations cannot be met due to:
- 1.) Slope of property behind the rear house line is too severe for construction of detached garage.
 - 2.) Connecting garage to house would effectively eliminate additions to living space.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

1527 Hillside Road. (H) 410 377-8957
Address (W) 410 426-6211
Phone No.

Stevenson MD 21153
City State Zipcode
Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: MDIC DATE: 11/29/94

ESTIMATED POSTING DATE: 12/1/94



Printed with Soybean Ink
on Recycled Paper

ITEM #: 190
MICROFILMED

ORDER RECEIVED FOR FILING

Date

12/31/94

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1527 Hillside Road.
address

Baltimore County, Maryland 21153
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Practical Difficulty: ① Slope of property behind rear house line is
to severe for construction of detached garage

② Connecting garage to house would effectively
eliminate any additions to living space

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Stephen O. Losch
(signature)
Stephen O. Losch
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of November, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stephen D. Losch

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11/29/94
date

Deborah R. Howell
NOTARY PUBLIC

My Commission Expires: 5/1/98

#190

95-194-A

Description for 1527 Hillside Road, Stevenson, Maryland

Nov. 28, 1994

As recorded in Deed liber 1482, Folio 258 and include the measurements and directions beginning at the centerline of Kellar Avenue east 550' on Hillside road. south 153.27', due east 153.81', due north 142.33' to stone marker, north 15'. due west 172.37' to the place of beginning.

RECORDED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-194-12

District 3rd

Date of Posting 12/9/94

Posted for: Variances

Petitioner: Stephan Hesch

Location of property: 1527 Hillside Rd, #1

Location of Signs: Facing road way on property being zoned

Remarks:

Posted by

[Signature]
Signature

Date of return:

12/16/94

Number of Signs:

1

12/16/94





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

11/29/94

Losch, Stephen D. — 1527 Hillside Rd

010 - Res bar. — \$ 50.00

080 - 1 sign — \$ 35.00

Total — \$ 85.00

receipt

95-194-A

Account: R-001-6150

Number

Item Number: 190

Taken In By: MJK

MICROFILMED

00 AG 19014 INICPRC

BA 2011414AM11-29-74

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

190



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 190

Petitioner: Stephen D. Losch

Location: 1527 Hillside Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Stephen D. Losch

ADDRESS: 1527 Hillside Road

Baltimore, MD. 21153

PHONE NUMBER: 410 426-6211

AJ:ggs

MICROFILMED

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 20, 1994

Stephen D. Losch
1527 Hillside Road
Stevenson, Maryland 21153

RE: Item No:190
Case No.:95-194A
Petitioner: Stephen D. Losch

Dear Mr. Losch:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on November 23, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i. e. zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director December 15, 1994
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #190 - Losch Property
1527 Hillside Road
Zoning Advisory Committee Meeting of December 12, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

This petition is subject to the conditions as agreed upon in a letter to Mr. Ernst dated November 27, 1994 from Stephen D. Losch.

/
JLP:TE:sp

LOSCH/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 19, 1994
 Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting
 for December 19, 1994
 Items 190, 191, 192, 195, and 196

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

625-2120

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/08/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RECEIVED
DEC 9 1994
ZADM

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 12, 1994

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 190, 191, 192, 193, 194, 195, 196 AND 198.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MG-1102F

cc: File

RECEIVED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 13, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 190, 191, 192, 195, 196, 198

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kline

JL



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

12-7-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 190 (MJK)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

MICROFILMED

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 7, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Stephen D. Losch
1527 Hillside Road
Stevenson, Maryland 21153

Re: CASE NUMBER: 95-194-A (Item 190)
1527 Hillside Road
S/S Hillside Road, 600' E of C/l Kellar Avenue
3rd Election District - 2nd Councilmanic
Legal Owner(s): Stephen D. Losch

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before December 11, 1994. The closing date (December 27, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

RECEIVED
DEC 14 1994
BALTIMORE COUNTY
ZONING DEPARTMENT



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 1527 Hillside Road.

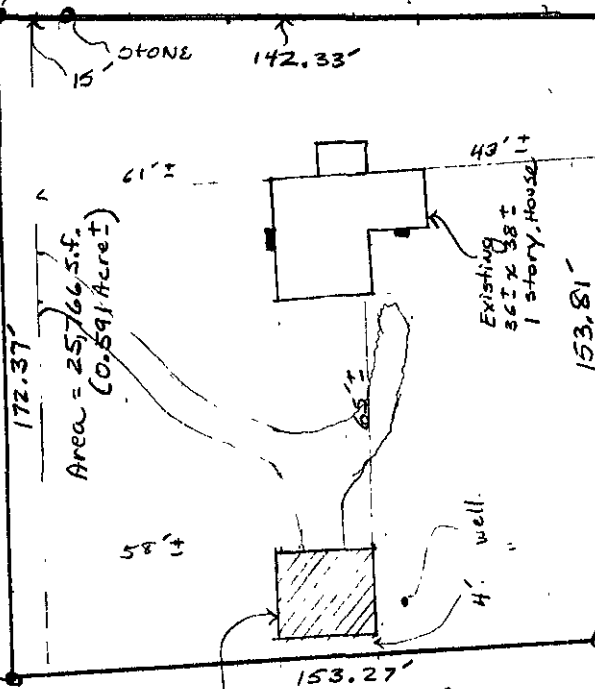
Subdivision name: _____
 plat book # _____, folio # _____, lot # _____, section # _____

OWNER: STEPHEN D. LOSCH.

Clark Farm Associates
 Deed 7760/368
 Acre # 0303037025
 104.2 Acres.

Hillside Road.

550' to Keller Ave



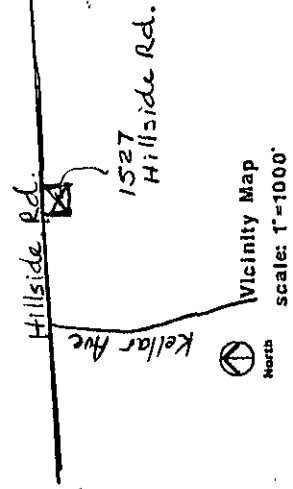
Leonard Billian
 Deed 8713/395
 Acre # 1700001189
 689 Acres.



North
 date: 11/27/94
 prepared by: S. Losch.

Leonard Billian
 Deed 8713/389
 Acre # 0303037981
 8.887 Acres.

Scale of Drawing: 1" = 50'



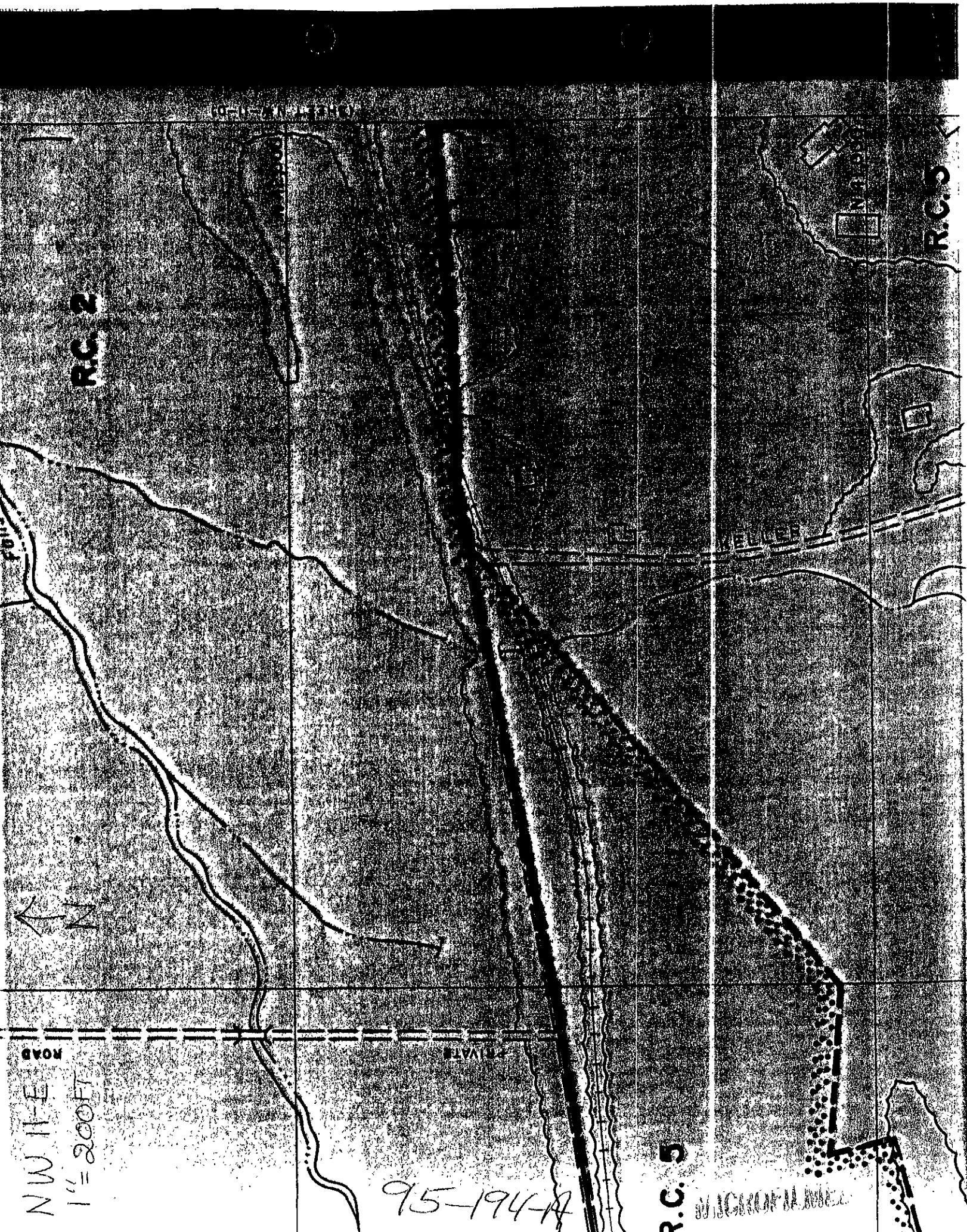
LOCATION INFORMATION

Election District: 3
 Councilmanic District: 2
 1"=200' scale map#: NW 11 E
 Zoning: RCS
 Lot size: 0.591 acreage 25,766 square feet

Chesapeake Bay Critical Area:
 Prior Zoning Hearings:
 SEWER: ☐ public ☒ private
 WATER: ☐ yes ☒ no

Zoning Office USE ONLY!

reviewed by: MMK ITEM #: 190 CASE #:



NW 11-E
1" = 200 FT

ROAD

N

R.C. 2

R.C. 5

R.C. 5

95-194-A

WELLES

~~75-183-A~~
~~25~~ = 194-A



Approach on drive from Hillside Rd. Proposed garage to replace 'red' shed; existing dwelling to left (not shown)



View from existing dwelling toward proposed garage. Placement of garage to supersede existing shed

MICROFILMED

~~75-183-A~~

~~95-183-79~~
95-194-A



Adjacent dwelling at 1527 Hillside. View
from proposed detached garage.



~~95-183-56~~

95-194-A

95-194-A

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

STEVENSON

MICROFILMED

SHEET

N.W.
11-E

#190

MICROFILMED

BEST IMAGE POSSIBLE

**The following document was
scanned as received and contains
the best possible image.**

**Micro Records Company, Inc.
Baltimore , Maryland**

